

Chairperson John R. Clark
Vice-Chairperson Michael Parks
Parliamentarian Don Maxwell



Commissioners
Michael Beckendorf
John Bond
Helen Chavarria
Ralph Davila
Robert Horton
G.H. Jones

MINUTES

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, JULY 3, 2008
AT 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

Disclaimer: *The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription.*

1. CALL TO ORDER.

Chairperson Clark called the regular meeting to order at 6:07 p.m.

Commissioners	Present	2008 Regular Meetings Held	2008 Regular Meetings Attended	Regular Meetings Held During Last 6 Months	Regular Meetings Attended During Last 6 Months
Michael Beckendorf	Yes	12	9	12	9
Johnny Bond	Yes	12	12	12	12
Helen Chavarria	Yes	12	11	12	11
John R. Clark	Yes	12	12	12	12
Ralph Davila	Yes	12	12	12	12
Robert Horton	Yes	12	11	12	11
G. H. Jones	Yes	12	12	12	12
Don Maxwell	Yes	12	11	12	11
Michael Parks	Yes	12	9	12	9

Staff members present: Ms. Lindsey Guindi, Planning Manager; Mr. Martin Zimmermann, Senior Planner; Ms. Julie Fulgham, Project Planner; Mr. Randall Haynes, Staff Planner; Mr. Dale Picha, Director of Traffic and Transportation; Mr. Michael Gary, Assistant City Attorney; and Ms. Kelli Hill, Planning Intern.

2. HEAR CITIZENS.

No one came forward.

3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.

No affidavits were filed.

4. CONSENT AGENDA.

A. Approval of meeting minutes from workshop and regular meetings on June 19, 2008.

Commissioner Maxwell moved to approve the consent agenda. Commissioner Chavarria seconded the motion.

Chairperson Clark asked if there was any discussion. There was none.

The motion passed with a unanimous vote.

5. Replat RP08-09: Prosperity Acres Subdivision - ETJ

J. Fulgham

Proposed Replat of Lot 1 in the Prosperity Acres Subdivision – Phase 2, being 8.34 acres of land located in Bryan's extraterritorial jurisdiction (ETJ) along State Highway 30 between Enchanted Oaks and Gloria Allen Drives in Brazos County, Texas.

Ms. Guindi presented a staff report (on file in the Development Services Department). Staff recommends approval of the proposed replat.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Beckendorf moved to approve Replat RP08-09, as requested. Commissioner Jones seconded the motion.

Chairperson Clark asked if there was any discussion. There was none.

The motion passed with a unanimous vote.

6. Replat RP08-13: Margaret Wallace Subdivision

M. Zimmermann

Proposed Replat of Block 20 of Margaret Wallace Subdivision to create Lot 7 in Block 20 from an abandoned segment of Northside Drive right-of-way, being 0.13 acres of land out of Moses Baine League, A-3 in Bryan, Brazos County, Texas.

Mr. Zimmermann presented a staff report (on file in the Development Services Department). Staff recommends approval of the proposed replat.

The public hearing was opened.

Mr. Howard Ray, 4200 Marsh Street, Bryan, came forward to speak against the replat. He stated that he resides near the subject area, and that approving this replat will cause an increase in property taxes in the area, which will force him out of his home. He is also concerned about crime in the area.

Responding to a question from Commissioner Jones, Mr. Ray stated that he had lived in his current residence for a year and a half.

Chairperson Clark stated that the Commission has no purview over police protection or code enforcement, and that the issue at hand is whether the replat meets the requirements for approval. Commissioner Maxwell reiterated this statement.

Mr. Ray stated that he understood that, but by approving the replat, they are creating the problems he previously mentioned. He stated that he wanted to bring these issues to the Commission's attention.

The public hearing was closed.

Commissioner Chavarria moved to approve the replat, as requested. Commissioner Jones seconded the motion.

Commissioner Maxwell reiterated that everyone should understand that the Commission is voting on approval or denial of the replat based on whether it meets all city requirements.

Commissioner Beckendorf stated that if crime exists in the area, residents should contact the police department.

The motion passed with a unanimous vote.

7. Rezoning RZ08-11: Brazos Trace, LLC

M. Zimmermann

A request to change the zoning classification from Planned Development – Mixed Use District (PD-M) to Multiple-Family District (MF) on 7.426 acres of vacant land out of John Austin League, Abstract No. 2, adjoining the south side of Prairie Drive between East William Joel Bryan Parkway and Long Drive in Bryan, Brazos County, Texas.

Mr. Zimmermann presented a staff report (on file in the Development Services Department). Staff recommends approving the zoning change based on the following findings:

- MF zoning is appropriate at this particular location and is in accordance with land use recommendations of the Comprehensive Plan;
- expanding the existing MF District will promote orderly urban growth in this vicinity, and that MF zoning on the subject property can provide a useful transition between higher intensity commercial uses along William Joel Bryan parkway and the adjoining neighborhood;
- if the proposed zoning change was approved, staff believes there to be few, if any, effects on other areas designated for similar developments; and
- the requested rezoning to MF District, in this particular case, should have no adverse effects on adjacent properties.

Responding to a question from Commissioner Maxwell, Mr. Zimmermann stated that access to the property would come off of Prairie Drive.

Responding to a question from Chairperson Clark, Mr. Zimmermann stated that the existing Development Plan has a restriction that does not allow multi-family residences, which is why the applicant is requesting the zoning change.

Commissioner Parks requested a clarification that the applicant had or had not received the housing tax credit grants. Mr. Zimmermann replied that the applicant had not received the grants yet, and that the decision will be made around the end of the month. He also stated that there is no guarantee that this will be senior citizen apartment complex.

The public hearing was opened.

Mr. Chris Peterson, 3702 Oak Ridge Drive, Bryan, came forward to speak in favor of the request. He gave an overview of the purpose of the proposed apartment complex, and stated that the zoning change requested is consistent with the future land use plan for the area. Mr. Peterson also addressed the Commission's question about the timing of the tax credit awards, stating that the official award will be made at the end of the month given that the property is successfully rezoned and that he can submit a letter from the City of Bryan for required participation funds.

Commissioner Maxwell asked what could be done in a Multifamily District that cannot be done in a Planned Development Mixed Use District. Mr. Peterson stated that he was going to meet all the requirements for a Multifamily District, so it would be easier for him to deal with that zoning classification than a PD District zoning classification.

Mr. Peterson presented pictures of the site plan and floor plan layouts, as well as elevation views. He stated that it is the same development as the one across the street, with a different layout. He also said that he is trying to create a walking trail that will connect across with the walking trail system in the Briar Meadows subdivision.

Responding to a question from Commissioner Jones, Mr. Peterson stated that a single wage earner with social security would qualify for 100% of the units in the complex, a person acquiring social security with retirement savings would qualify for 60% of the units, and a couple acquiring two social security checks would qualify for 60% of the units. He said that most constituents will be background checked and will be people who have worked and will have to have an income requirement.

Responding to questions from Commissioner Maxwell, Mr. Peterson stated that the entrance and exit to the property is on Prairie Drive, it is a fenced property, and there is walking access to William Joel Bryan and the Post Office.

Mr. Zimmermann reiterated that the issue before the Commission is the MF zoning change, which can include a variety of uses. He stated that the Commission could use the information presented by Mr. Peterson as background information, but something other than an apartment complex could potentially be developed on the property under MF zoning.

Responding to a question from Commissioner Parks, Mr. Peterson said that the ages of the tenants would be restricted under the deed requirements to 55 and older.

Chairperson Clark stated that the issue is the zoning, and that any kind of MF development could be approved for the property.

Mr. Eric Jones, 2909 Bexar Grass, Bryan, came forward to speak against the rezoning request. Chairperson Clark stated for the record that they received a letter from Eric and Susan Jones which Commissioners had received during the workshop meeting. Mr. Jones stated that his property is being sandwiched by the units proposed on Items 7 and 9 on the agenda. He stated that there is a crime problem in the park at Allen Ridge, and that the rezoning to allow multifamily will exacerbate the problem.

Mr. Scott Hoose, 2800 Allen Ridge Drive, Bryan, came forward to speak against the request. He stated that he is concerned that if this is rezoned, they will face the problems Mr. Jones has detailed. He stated that if the rezoning is approved, any type of multifamily development could go in there, and while he recognized the intention of the age restriction, there is no guarantee and no way to enforce the actual residency of the property. He also expressed concern about the traffic in this area, stating that the intersection at Prairie and W.J. Bryan is next to impossible to get out of before this development, and the intersection at Long Street is equally difficult. He stated that an apartment complex will lead to increased crime and decreased property values.

Mr. Paul Leventis, 9007 Sandstone Drive, College Station, applicant, stated that the multifamily development will not go forward if he does not receive the rezoning and the funding from the City.

Chairperson Clark reminded that the zoning goes with the land and not the applicant.

Mr. Gary stated that if the City Council is approving the rezoning and the funding at the same time, it is because they are both on the agenda. He stated that this is a recommendation from the Commission regarding the rezoning and that City Council has the final approval.

Responding to a question from Commissioner Davila, Mr. Zimmermann stated that in the development plan under the current zoning, the only things that can be developed are duplexes or quadruplexes. He said that because this did not happen the way it was planned for on the south side of Prairie Drive, these applicants want to do something else with the property.

Responding from questions from Commissioner Parks, Mr. Zimmermann stated that quadruplexes could also be developed on the property in an MF District, as well as in the PD.

The public hearing was closed.

Commissioner Parks moved to recommend approval of the rezoning request RZ 08-11 to the Bryan City Council, as requested, accepting the findings of staff. Commissioner Jones seconded the motion.

Commissioner Parks commented that they are not increasing the density potential over what could be built there now. He stated that applicant has chosen to develop in a manner in keeping with the standards the Commission would like to see, and that it looks like a good choice of zoning. He also said that this is an example of infill development and it is in keeping with the Comprehensive Plan.

Commissioner Maxwell stated that it would be an improvement to the property over the planned development across the street.

Chairperson Clark stated that while infill is always difficult, it should be encouraged where possible.

Commissioner Parks encouraged those citizens who have concerns to work with other city

departments to address those issues.

The motion passed with a unanimous vote.

8. Rezoning RZ08-16: Jane M. Vinton Estate

M. Zimmermann

A request to change the zoning classification from Agricultural – Open District (A-O) to Commercial District (C-3) on five acres of land adjoining the southeast side of Colson Road near its intersection with the northbound North Earl Rudder Freeway (State Highway 6) frontage road, being Lot 3 in the subdivision known as Coulter's Subdivision of McGee Tract in Bryan, Brazos County, Texas.

Mr. Zimmermann presented a staff report (on file in the Development Services Department). Staff recommends denial of the request based on the following findings:

- changing the zoning of this property could severely impact the living comfort on these adjoining residential properties;
- commercial development on the subject property would like directly across from and face single-family residences on the north side of Colson Road; and
- C-3 zoning at this location would allow intensive commercial use capable of creating large amounts of customer traffic on the subject property.

Mr. Zimmermann reminded that he distributed a new floodplain map and the responses from the applicant's agent to the criteria included in the staff report in the workshop meeting.

Mr. Zimmermann, responding to a question from Commissioner Maxwell, clarified that the sliver of green on the map is an approximately 10,000-square foot tract along the frontage road next to the subject property, which currently has a billboard on it.

Commissioner Parks asked about the occupancy status of the residential properties in the area. Mr. Zimmermann said that he can only assume they are occupied from seeing cars in the driveways.

Responding to a question from Commissioner Parks, Mr. Zimmermann said that it seems like this is a property that could be zoned commercial at some point in future, but given the existing conditions on Colson Road, staff thinks that now is not the right time. He stated that perhaps office developments or apartments would be more appropriate transitioning land use intensities, according to the Comprehensive Plan.

Responding to questions from Commissioner Beckendorf, Mr. Zimmermann stated that in his opinion, the site should be commercial in the future, but that now it not a good time given the existing conditions surrounding the location, such as the road that would service any commercial development site cannot handle the increase in traffic, and the existence of other single family homes.

Commissioner Parks asked if there were currently City services to this location. Mr. Zimmermann said that he assumed there were.

Responding to a question from Commissioner Davila, Mr. Zimmermann stated that should the Commission deny the request, the applicant can request that this item be forwarded to the City Council for consideration, at which time staff would share the Commission's recommendation.

The public hearing was opened.

Mr. Victor Shimek, 3301 Colson Road, came forward to speak against the request. He stated that he owns the property adjacent to the subject property, and he confirmed the Commission's questions about the occupancy status of the homes in the area, as well as that there are City services to the area. He stated that he is against the rezoning because of the increased traffic on Colson Road. He emphasized that the sliver of land mentioned earlier cuts off any access to that property off of the feeder road. He stated that any improvement on the property will affect drainage to Carters Creek, and the creek would have to be diverted. He said that commercial development will eliminate green space and wildlife habitat, and that the BTU transmission power line on back side creates a wide easement that would prevent building a fence to separate commercial from residential development. He concluded by stating that this rezoning violates the City's Comprehensive Plan adopted in January of 2007.

Mr. Hank McQuaide, 12939 S.H. 30, Bryan, applicant's agent, stated that this tract is unique in that the residential section is being developed in an east-west direction and from the west to the south off S.H. 6. He stated that the highest use of the property is a commercial tract. He stated the subject property does have a substantial landscape buffer, with 5 underground pipelines, which is a natural buffer. He also said that further to the east the tributary creek is another natural buffer. He recognizes the issue of access from S.H. 6, and feels that if the Commission wants to approve the request with conditional access, the owner has received quotes on that kind of project. He concluded by saying that this issue comes down to what is best for the City.

Responding to a question from Commissioner Parks, Mr. Zimmermann stated that the address of the property is 3203 Colson Road.

Responding to a question from Commissioner Beckendorf, Mr. McQuaide stated that the answer to question #3 in his report was referring to an adjacent area owned by a Houston developer.

Responding to a question from Commissioner Parks, Mr. McQuaide stated that the applicant does not have a controlling interest in the property because he does not own the property.

Responding to an inquiry from Chairperson Clark, Mr. Gary stated that the Commission could not make a conditional recommendation in their motion.

Commissioner Beckendorf asked if the applicant was going to buy the sliver of land to gain access to the property from the frontage road, and Mr. McQuaide confirmed this by saying that the tract needed access from the frontage road.

Mr. Gary advised that the Commission has the ability to defer their report to the City Council for up to 90 days if they wanted to gather more information that may have a bearing on this decision.

Responding to a question from Commissioner Beckendorf, Mr. McQuaide stated that the power line on the property is not in the floodplain.

The public hearing was closed.

Commissioner Bond moved to recommend approval of RZ 08-16 to the Bryan City Council and, in accordance with section 130-42(g) of the Bryan Code of Ordinances, to adopt, as the report, findings and evaluation of this Commission for the following reasons:

- this is a commercial area, and the development along the frontage road is adequate and suitable for commercial development;
- this does not impact traffic on Colson Road because the road has already been subject to truck use out of Carrabba Industrial Park;
- this would have no affect on future commercial developments;
- if the proposed zone change was approved, there will be few, if any, effects on other areas designated for similar developments; and
- there are no additional factors that might affect health, safety, morals, or general welfare if this rezoning were approved.

Commissioner Beckendorf seconded the motion.

Commissioner Bond stated that the area lends itself to a commercial environment that is much needed in Bryan, and that he is reluctant that the property does not go to the frontage road but it is a matter of time until that correction is made.

Commissioner Davila stated that there is a need for commercialization in the area, but the Commission needs to consider the citizens who live in the area. He stated that at this time development is not appropriate, but may be in the near future.

Chairperson Clark stated that the A-O classification is a holding zone, and that this is an area in transition from rural to commercial development. He agreed with Commissioner Bond that industrial commercial forces have been predominant in the area. He stated that the City is committed to creating site plans and enforcing buffering requirements to ensure that any new development will be an improvement to the area.

Commissioner Parks stated that this property does not have access to the frontage road at this time, and access for any new development has to be through Colson Road. He stated that he thinks access from the frontage road will eventually be put in place, but without the current access he has concerns about how it may develop. He said the road is not designed for commercial traffic; if properties develop, trucks will make their deliveries and the corner will see a lot of traffic. He reiterated that he agrees that the zoning is appropriate for this property, but he has concerns about access to the property.

The motion passed with a vote of six (6) in favor and three (3) in opposition. Commissioners Davila, Maxwell, and Parks cast the votes in opposition.

- 9. Planning Variance PV08-21: Bryan Mid-Towne Apartment Homes, LP M. Zimmermann**
A request for approval of a variance from the requirement to provide off-street parking for an apartment development at a ratio of one space per bedroom, to allow a new apartment development with 248 bedrooms to provide only 180 off-street parking spaces (or 0.72 space per bedroom) on 20.634 acres of land out of John Austin League, A-2, located at the east corner of Prairie Drive and Osborn Lane in Bryan, Brazos County, Texas.

Mr. Zimmermann gave a staff report (on file in the Development Services Department). Staff recommends denial of the request based on the following findings:

- staff is not able to identify any special circumstances or conditions affecting the land involved that would justify a variance from the requirement to provide the minimum number of off-street parking spaces for an apartment complex on the subject property;
- a variance from ordinary off-street parking requirements is not necessary for the preservation and enjoyment of the property;
- relaxing off-street parking standards for a proposed community of “older drivers” could then not only lead to on-site traffic problems, but could negatively impact traffic circulation in the adjoining areas, as overflow traffic might spill onto neighborhood streets, and
- if a variance is granted in this particular case, it will not only relieve this developer from the requirement to provide adequate off-street parking improvements for an apartment complex in accordance with existing site development standards, but future owners of an apartment complex on the subject property would also be excused from providing these off-street parking improvements.

Commissioner Parks asked if the report quoted in the staff report referred to older populations in general, not just apartment dwellers. Mr. Zimmermann stated that it did and that the report talks about the fact that the number of older drivers has been increasing.

Mr. Picha, Director of Traffic and Transportation, stated that the staff report is referring to the general population, but these apartments are to be two bedrooms or more per unit, and the trend of licensed drivers nationwide in the 55+ age group is increasing. He stated that planners and engineers are designing roadways to accommodate older drivers, and statistics show that there will be 50% more older drivers in the next ten years than now. He also stated that these older residents may have more than one car.

Responding to a question from Commissioner Parks, Mr. Picha stated that the current code requires 248 spaces for this complex, or one per bedroom, and the applicant is proposing .72 spaces per bedroom.

Responding to a question from Chairperson Clark, Mr. Zimmermann stated that the site plan in the staff report is a reduced version of what was submitted to the staff by the applicant.

Responding to a question from Commissioner Maxwell, Mr. Zimmermann stated that the current parking standard is necessary in this case, and relaxing that amenity is not a good idea in staff's opinion.

Responding to a question from Commissioner Bond, Mr. Zimmermann stated that no site plan had been approved for this property because any apartment complex on this property would require either a rezoning request or approval of a conditional use permit.

Responding to a question from Chairperson Clark, Mr. Zimmermann stated that a variance granted for this property would apply to the land, so any future apartment complex on this property would be allowed to provide off street parking at the rate being proposed. He stated that this is only one option of how this property could develop, and the applicant could come in and submit a revised site plan of something different than what is being proposed. Chairperson Clark expressed concerns about future enforceability issues for the property.

Responding to a question from Commissioner Parks, Mr. Zimmermann stated that the variance would be only for apartments, and reminded the Commission that there is no guarantee that the apartments on this location would be age-restricted.

Mr. Gary said that if the Commission chose to approve the variance, they can make it conditioned upon and subject to the successful approval of a conditional use permit or a change in zoning.

Commissioner Davila confirmed that the ordinance refers to the number of spaces per bedroom and not per unit.

Ms. Guindi stated that when the site development ordinance was created, parking was a controversial issue at the time. She stated that there was extensive discussion and the Commission and City Council chose to increase the parking ratio because of a substantial concern about parking in this town because Bryan is a city that has many complexes because of the transient population.

The public hearing was opened.

Mr. Brent Amann, 2916 Bexar Grass, Bryan, came forward to speak in opposition to the variance. He stated that the parking ratio seems like a “no brainer” issue, and that there will be foot traffic there because of the approval of Agenda Item #7. He said that he is against the place being developed because he lives near it and the neighborhood is decreasing in value because of Long Street and with the new apartments from Item #7.

Mr. Scott Hoose, 2800 Allen Ridge Drive, Bryan, came forward to speak in opposition to the variance. He stated that this devalues homes by sandwiching them between apartment complexes. He said that his impression of this application is that they wish to bypass city ordinances in favor of profit. He stated that the proposal contains none of the amenities mentioned by the applicant and that it will increase traffic in the area. He asked the Commission to deny the variance.

The public hearing was closed.

Commissioner Davila moved to deny PV 08-12 because strict compliance with the regulations will not result in undue hardship, and in so moving adopt the written staff analysis as the findings of this Commission and the facts upon which those findings are based. Commissioner Beckendorf seconded the motion.

Commissioner Davila stated that the applicant should follow the ordinance.

Commissioner Chavarria left the meeting 7:38 p.m. and did not return.

Chairperson Clark stated that it should not be approved when the property does not yet have the correct zoning and yet the applicant is asking for a 25% variance.

Commissioner Beckendorf stated that one parking spot per bedroom will not be enough to accommodate all of the traffic that will occur in an age-restricted complex.

Commissioner Bond stated that there are enough problems with off-site parking currently, and he is in favor of preventing furthering the problem.

Commissioner Parks stated that he does not think there is an issue with the development *if* it is developed as proposed. He does not think that the elderly population will drive as much as projected given the economics of driving, but that this decision is premature without a zoning decision.

The motion passed with a unanimous vote.

Chairperson Clark called a recess at 7:45 p.m. The meeting reconvened at 7:48p.m.

10. 2008 Exempt Area Annexation

M. Zimmermann

Review and recommendation on the proposed initiation of proceedings for the annexation of five areas totaling approximately 7,500 acres of land located in Brazos County, Texas, which are recommended by City staff and the Bryan Business Council to the City Council for city-initiated annexation.

Mr. Zimmermann presented a staff report (on file in the Development Services Department). Staff recommends initiating annexation proceedings for the five areas described above. Starting annexation proceedings will allow for a detailed examination of the identified areas' suitability for future city growth. Annexation proceedings may also start a discussion with current and potential new citizens about the City's and community's vision about how to accommodate new development.

Responding to a question from Commissioner Davila, Mr. Zimmermann stated that once City Council decides to move ahead with annexation, there will be public hearing dates and the adoption of ordinances to complete annexation. He also estimated that annexation could be complete between 4-6 months from now. He stated that all that is needed tonight is a recommendation from the Commission, whether that recommendation includes areas designated on the map or not.

Responding to a question from Commissioner Parks, Mr. Zimmermann stated one of the designated areas has to be met, and staff believes that all five areas meet at least one or more of Council's adopted criteria. He also stated that the City is limited in the acreage it is allowed to annex, but since Bryan has not annexed any land for more than 3 years, it can annex up to 8,500 acres.

Responding to a question from Chairperson Clark, Mr. Zimmermann stated that each of these areas has no more than 100 tracts with one or more residences on it, but it could include more than 100 tracts in each area so long as no more than 100 tracts with more than one resident in it is included.

Responding to a question from Commissioner Davila, Mr. Zimmermann stated that no notifications went out to residents for this meeting because there will be notifications sent once City Council decides to proceed with annexation. He said that the current occupants within the proposed areas have not been notified in writing because this is just a recommendation to proceed.

Commissioner Bond confirmed that the proposed annexation property in the North area is completely surrounding by property within the City limits.

Commissioner Parks stated that it is important that the City does look at this annexation, and that some of these areas should be considered.

Responding to a question from Commissioner Maxwell, Mr. Zimmermann stated that the City might consider an area on the north side of University Drive in the future, but that it has not seen development pressure there now and is limited by the acreage it can annex. He stated that the proposed annexation areas were carefully selected by the staff.

Commissioner Jones moved to recommend approval of the proposed initiation of proceedings for the annexation, as stated in Agenda Item #10, based on staff's recommendations and supporting Memorandum of July 3, 2008. Commissioner Beckendorf seconded the motion.

Commissioner Bond confirmed that the Northwest area was recommended for annexation by the Bryan Business Council because of the desire to protect the area as a gateway into the community. Mr. Zimmermann stated that it meets the criteria for annexation.

Responding to a question from Commissioner Bond, Mr. Zimmermann stated that the City is required to provide full municipal services to these areas starting on the date of annexation, but that a developer is typically the person to extend facilities to these areas.

Commissioner Bond asked if the City had seen any planned developments for these areas, and Mr. Zimmermann said that he had seen some master plan proposals for proposed developments.

The motion passed with a unanimous vote.

11. ADJOURN

Without objection, Chairperson Clark adjourned the meeting at 8:07 p.m.

These minutes were reviewed and approved by the City of Bryan Planning & Zoning Commission on the 17th day of **July, 2008**.

Lindsey Guindi, Planning Manager and
Secretary to the Planning and Zoning
Commission

John R. Clark, Chairperson
Planning and Zoning Commission
City of Bryan, Texas